



NORFOLK

Inter Departmental Memorandum

TO: City Council

THROUGH: Marcus D. Jones, City Manager *MD*

FROM: George Homewood, AICP, Director of City Planning *GH*

COPIES TO: Ronald G. Moore, Sr. Design & Rehabilitation Consultant

SUBJECT: Non Standard Lot Certificate – 3753 Peterson Street

DATE: June 5, 2015

Attached is a Certificate for a Nonstandard Lot authorizing development of a nonstandard lot consistent with the process authorized by Council in 2009. The approved design has been determined to be consistent with the character of the neighborhood in which it will be located.

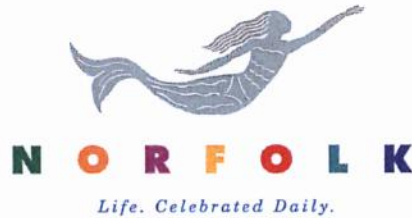
Council requested this information be provided whenever development of a nonstandard lot has been authorized at the time the new ordinance was adopted.

Property Information

Location:	3753 Peterson Street	Neighborhood:	Overbrook
Zoning:	R-8	Standard Lot Size:	50 Ft. x 100 Ft.
House Type:	1.5 Story Single Family	Proposed Lot Size:	30 Ft. x 105 Ft.
House Size: (Width x Depth)	24 Ft. x 47 Ft.	Square Footage:	1,724 Sq. Ft.

A copy of the Survey and the Front Elevation is included for your review.

For more information, please contact George Homewood, City Planning Director at 664-4747 or Ronald Moore, Sr. Design & Rehabilitation Consultant at 664-6778.



Office of Housing
Department of Planning and Community Development
Development Certification for Non-Standard Lots

Applicant Information

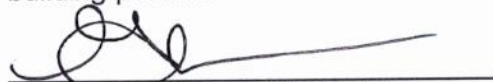
Applicant Name:	Jeffrey Moore	Date of Application:	March 5, 2015
Mailing Address:	429 Middlesex Avenue		
City, State, Zip Code:	Norfolk, VA 23523		
Phone Number:	757.276.1449	E-Mail:	

Property Information

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Proposed House Size:	24 Feet x 47 Feet	Square Footage:	1724 SF

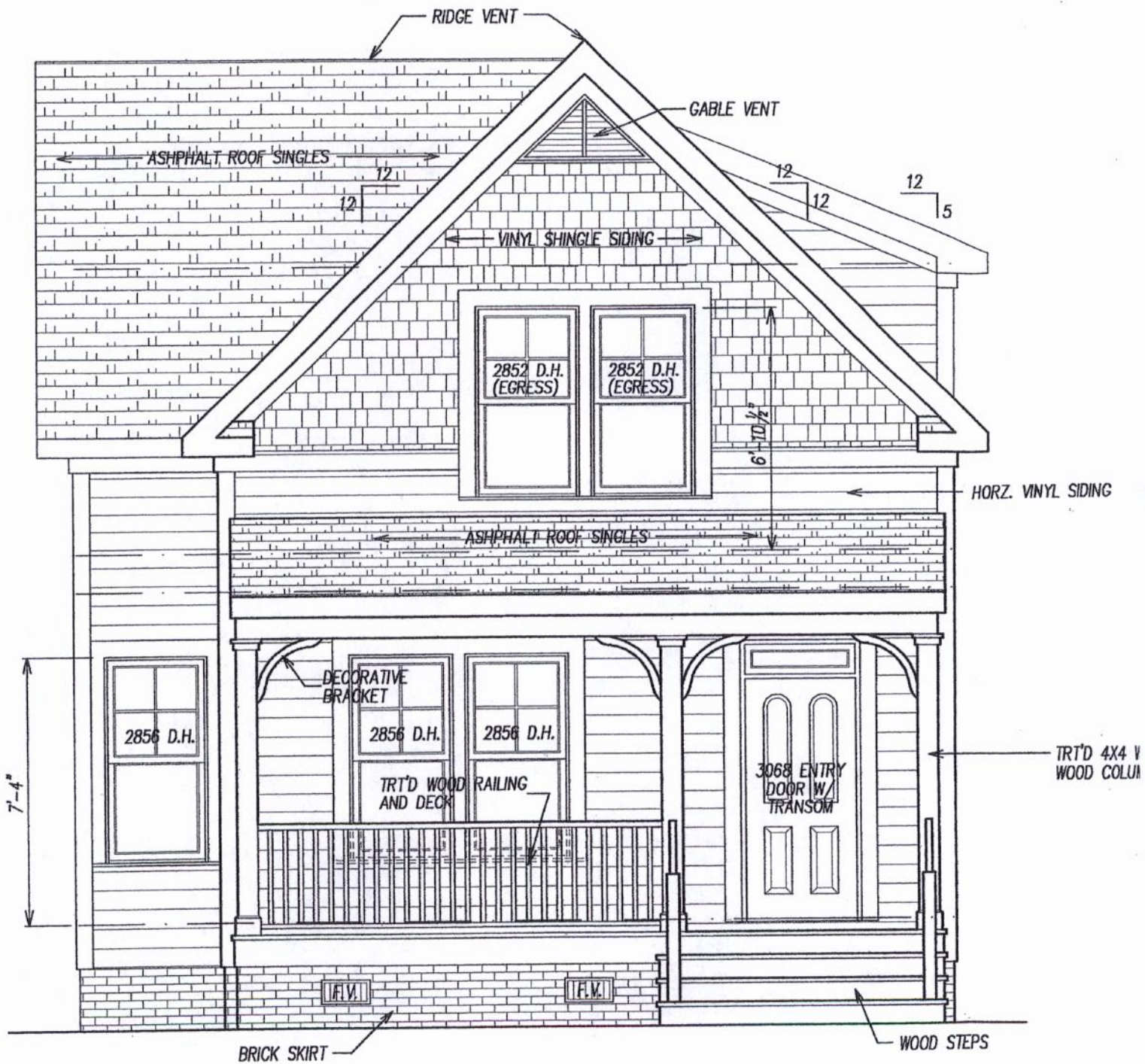
The proposed building plans and elevations for development of the site at 3753 Peterson Street and located in the Overbrook neighborhood in Norfolk, Virginia has been determined to be in keeping with the character of the neighborhood using the standards established by City Council in Section 4-0.15 of the Zoning Ordinance, which include but are not limited to location and placement of windows, doors, roof(s), porch (es), columns, driveways, garage(s), and building height.

Please submit three sets of final plans and elevations to the Department of Planning and Community Development to be stamped "approved". After plans have been stamped, two sets of the approved plans will need to be presented to the Building Safety Division for consistency with Building Code requirements and for issuance of the required building permits.


George Homewood, AICP, Director
City Planning

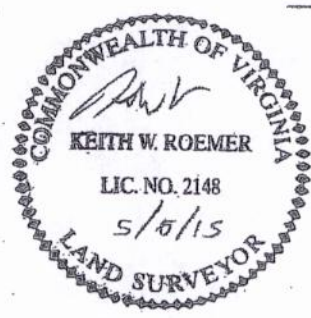
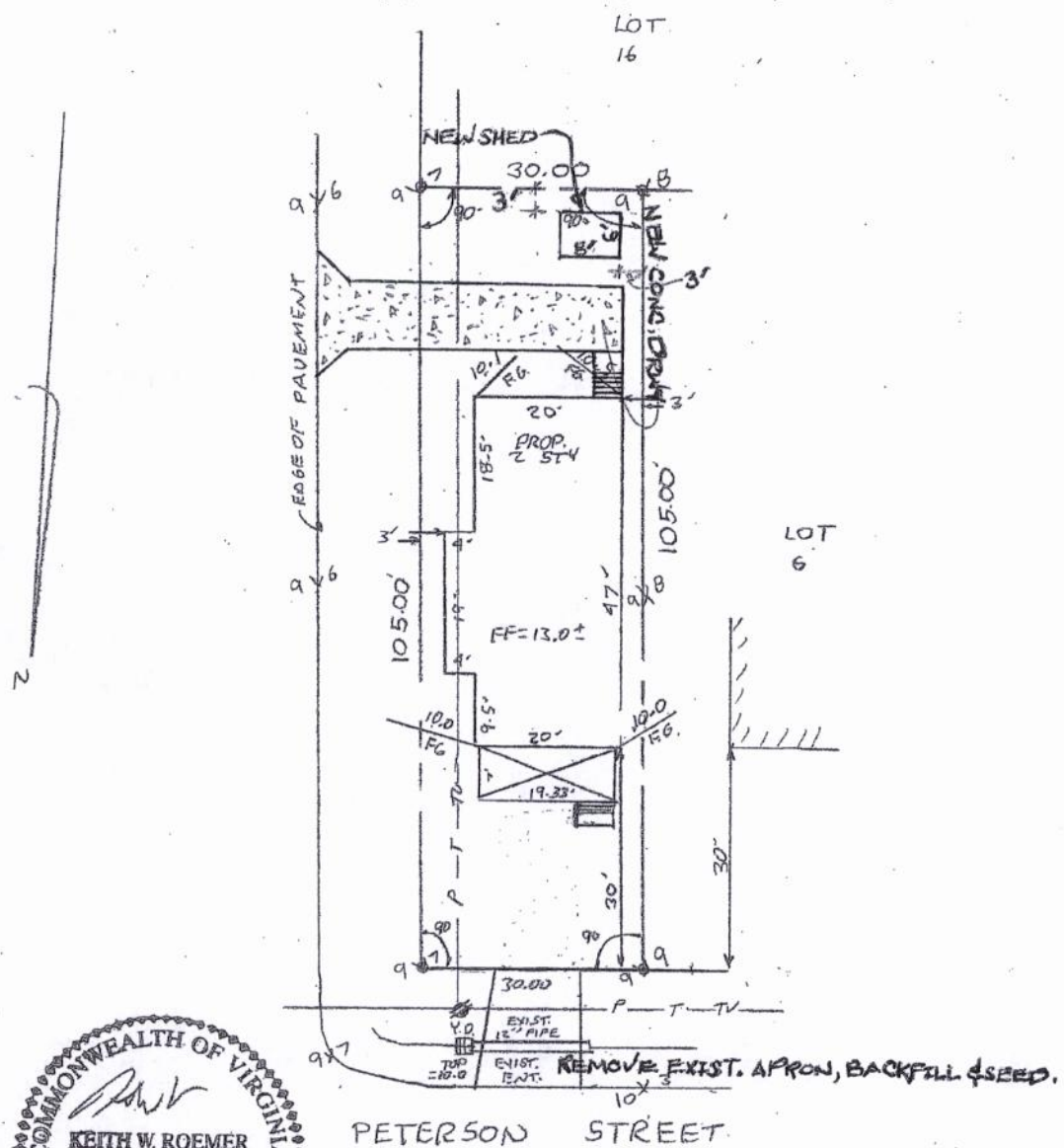
May 22, 2015
Date

BC: City Manager's Office
City Planning Director
Program Manager
Building Official



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



NOTE: PROPERTY SHOWN HEREON LIES IN:

FLOOD ZONE: X

COMM. PANEL: 510104 . 0140F

DATE: 9/02/09

3753 PETERSON ST.

ELEVATIONS BASED ON CITY OF NORFOLK DATUM.
 AFTER BUILDING PERMIT IS ISSUED, KEITH ROEMER
 ASSUMES THE BUILDER APPROVED THE LOCATION
 OF THE HOUSE AS SHOWN.
 SEWER AND WATER ARE AVAILABLE.
 9.7' = EXISTING GRADE
 10.0' = PROPOSED GRADE
 F.F. = FINISHED FLOOR ELEVATION
 ZONED: R-7

DEVELOPMENT PLAN

LOT 7, BLOCK 13

OVERBROOK

NORFOLK,

VA.

ROEMER LAND SURVEYORS
 213 PALEN AVENUE
 NEWPORT NEWS, VA 23601
 (757) 572-2203

SCALE: 1" = 20' FB: 28 PG: 10